

## **GLENABBY CONDOMINIUMS**

### **MONTHLY BOARD MEETING**

**JANUARY 20, 2015**

Board Members present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer – Secretary, Sharon McDevitt and John Orr – Directors at Large. Denise Brown of Case Bowen was also present.

There was one Unit Owner present.

Minutes of the 12/16/14 Board Meeting were published and presented for approval. There were no changes or additions made. Motion to approve Minutes was seconded. Motion passed.

Treasurer reported Checking Account balance as of 12/31/2014 is \$22,491.42 and Bank Money Market Account Balance of \$155,344.21 for total Assets and Equity of \$177,835.63.

Treasurer also reported all condo fees are current. There are four units past due on water bills.

#### **OLD BUSINESS**

The Attorney firm of Kaman & Cusimano, LLC, who specializes in Condo Law, was hired to represent our community. Motion made to approve the hiring was seconded. Motion passed.

Jim Pace provided an initial copy of the Website page for the Community information now being provided via E-Mail. A direct link will be available to a Quarterly Newsletter that will also be published. The final website page is now being worked on by Jim.

Guardian Water will now do our Billing and Collection of the water bills. Denise Brown of Case Bowen was able to negotiate a price of \$3.95 per Unit. This is lower than last year's price.

## NEW BUSINESS

The March Monthly Board Meeting was moved from 3/17/15 to 3/24/15. Motion made to approve was seconded. Motion passed 4-1. The 'NO' vote stated that as long as there is a Quorum present, Board meetings should continue to be held on the original schedule.

The Unit Owners Annual Meeting will be held on 4/29/15 at 7p.m. Motion made to approve was seconded, Motion passed.

There were 4 bids obtained to repair the water hydrant that was displaced on Bridwell Lane.

Koorsen Fire & Security	\$939.79
Buckeye Hydrant	\$832.87
Waterworks	\$1465.40
Carina Construction, LLC	\$4700.00

Motion to approve Buckeye to do the repairs was seconded. Motion failed 3-2. The NO votes stated that Buckeye was an unknown provider.

Motion made to approve Koorsen to do the repairs was seconded. Motion passed 4-1. The "NO" vote stated that the lowest bid should be approved since we have no experience with anyone for this type of repair. Case Bowen stated that they had experience with Koorsen on other work done at other Communities and was satisfied with the work.

Len Pavuk provided the latest information on the Casto Development in his 1/18/15 E-Mail to the Community.

A discussion also took place about who we should hire for the summer landscaping work.

Motion made to adjourn to Executive Session made and seconded. Motion passed.

Submitted by:

Don Kraemer, Secretary

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**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
February 17, 2015**

Board Members present: Len Pavuk – President, Don Kraemer – Secretary and Sharon McDevitt – Director at Large. Denise Brown of Case Bowen was also present.

There was one Unit Owner present.

The Minutes of the 1/20/15 Board Meeting were presented for approval. There were changes to be made to the Minutes presented. The corrected Minutes were then presented for approval and a Motion made to accept them was seconded. Motion passed.

The Treasurer's Report, presented by Len Pavuk, noted the Checking Account balance as of 1/31/15 of \$28,830.78 and a Money Market Account balance of \$158,254.84. Total Assets are \$187,085.62 with Equity of the same amount.

There are 9 Unit owners past due on water bills. 6 are accounted for as not being late.

All Condo Fees are current.

The Website will have its first interview of a Unit Owner set up prior to the 4/29/15 Unit Owners Meeting. A review of the completed Website will be presented to the Board at the March meeting by Jim and Linda Pace.

**OLD BUSINESS**

Proposal for Guardian Water to bill and collect the water bills starting with the March bills was presented for approval and was seconded. Motion passed.

A motion was made to reconsider the awarding of the contract to repair the fire hydrant from Koorsen Fire and Security to Waterworks. The existing water hydrant will be used as well as additional excavation work to set the hydrant to a plumb condition. Total cost is \$2,449.05. The motion was seconded. Motion passed.

Motion made to approve EMI to do the summer landscaping was seconded. Motion passed.

A discussion took place concerning the April Unit Owners Meeting and the agenda. A final agenda will be set at the March Board Meeting.

**NEW BUSINESS**

Motion made to change the Statutory Agent for the Community from Len Pavuk, President, to a Kaman and Cusimano company called K&C Service Corporation. Motion was seconded. Motion passed.

Motion made to reimburse Len Pavuk for 3 bags of salt at a cost of \$29.83 was seconded. Motion passed.



**DISCUSSIONS**  
**(No vote required)**

The attorneys reviewed our Declarations and By-Laws and presented 4 recommended changes. They will be discussed and voted on at the March Board Meeting.

The increase in the cost of insurance for the coming year is being reviewed for ways to reduce this cost.

The date and time for the Casto meeting for the community was finalized and notification to the community given.

Motion made to adjourn to Executive Session was made and seconded. Motion passed.

Submitted by: Don Kraemer, Secretary

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
MARCH 24, 2015**

Board Members present; Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer – Secretary, John Orr and Sharon McDevitt – Directors at Large. Denise Brown of Case Bowen was also present.

There were no Unit Owners present.

Minutes of the 2/17/15 Board Meeting were presented for approval. There were no changes or additions to the Minutes. Motion made to approve Minutes was seconded. Motion passed.

The Treasurer reported a Checking Account Balance as of 2/28/15 of \$23,794.66 and a Money Market Account Balance of \$161,158.71. Total Assets are \$184,953.37 with Equity of the same amount.

There were 10 Unit Owners listed as past due on water bills. The timing of checks received and the posting to the accounts was questioned. Discussions taking place to correct listing.

All Condo Fees are current.

The Treasurer made the following motion. “An audit to be performed by an independent CPA firm of the Case Bowen Glenabby Association Financial Records and Accounting Procedures.” The motion was seconded. All agreed that there were no misappropriation of funds and the final, bottom line numbers were correct.

The motion was defeated 4-1.

A check made payable to Rockford was questioned as to the reason for this payment. Denise Brown will obtain the answer.

The discrepancy in the 2014 water billing from the City of Columbus and the smaller amount billed to Unit Owners will be researched by Case Bowen.-

**OLD BUSINESS**

Jim Pace presented a review of the Website to the Board on the Clubhouse TV. After a detailed question and answer period, a motion was made to proceed going on-line with the program. The motion was seconded. Motion passed.

Discussions took place outlining the voting procedures at the Annual Unit Owners Meeting. Case Bowen will register Unit Owners upon entry to the Clubhouse. They will provide voting ballots to the Unit Owners, including qualifying Proxy ballots.

The counting of ballots will be done by two Case Bowen employees and one Unit Owner, not a Board Member, selected at the meeting.

A revised package to the Unit Owners concerning the Annual Meeting will be sent by Case Bowen with instructions to disregard the first mailing.

## NEW BUSINESS

Our Insurance Premium for 2015 was increased by \$2,353.00 from \$13,725.00 to \$16,078.00 (17.1%) with a \$2,500.00 deductible. A motion was made to approve a \$5,000.00 deductible which would result in a premium increase for 2015 of \$941.00 to \$14,666.00 (6.8%) instead of (17.1%) resulting in a premium saving of 1412.00. Motion was seconded. Motion passed 4-1.

A second motion was made to increase the deductible to \$10,000.00 which would increase the premium for 2015 by \$313.00 to \$13,412.00. (2.2%) There was no second to the motion. Motion failed.

Motion made to approve payment of \$837.00 for Condo and Homeowner Association Liability Insurance was seconded. Motion passed.

An invoice was presented for approval of payment to ServPro of \$4,039.85 for their services for restoration of the Clubhouse after the water break. Motion made to approve was seconded. Motion passed.

Motion made to approve Terry McGiffin to organize and conduct a Garage Sale on 5/30/15 was seconded. Motion passed.

Our Attorney firm will meet with the Board on 4/2/15 to discuss recommended changes to our Declarations and By-Laws.

Another Social Committee event met with success. The Spaghetti Dinner had 20 people attending. As usual, there was more than enough food for all. The Committee Chairperson is Sharron Fisher. Other members of the Committee are: Jeannette Pavuk, Sharon McDevitt, Audrey Kraemer, Pat Huggard, Don and Pam Haskett, Bob Mains, Tara Lamson and Sue Allen (Name Tag Designing only).

The 1<sup>st</sup> running of the Glenabby Derby was a huge success with many laughs and great socializing. Don and Pam Haskett provided all the equipment with Don being the Race Announcer. 16 people attended with the 3 winners being: Jeannette Pavuk (Win), Don Kraemer (Place) and Tara Lamson (Show).

Motion made to return to Board Meetings on the 3<sup>rd</sup> Tuesday of the month at 1:30 was seconded. Motion passed.

Motion made to adjourn to Executive Session was seconded. Motion passed.

Submitted by: Don Kraemer, Secretary.

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
APRIL 21, 2015**

Board Members present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer – Secretary, John Orr and Sharon McDevitt – Directors at Large. Denise Brown of Case Bowen was also present.

There was one Unit Owner present.

Jim Pace discussed informational forms for website use that will be part of his presentation at the Unit Owners Annual Meeting.

Len noted he received a petition concerning the need for a proposed speed bump that was part of the original plan for installation of speed bumps. The builder had to be completely finished with the community before this last speed bump could be installed. The petition was tabled for discussion at a future Board Meeting.

Minutes of the 3/24/15 Board Meeting were presented for approval. John Orr made a motion to table approval of the 3/24/15 Board Minutes to the May Board Meeting so clarification of a discussion item can be achieved. The motion was seconded. Motion passed 4-1.

Treasurer reported a Checking Account Balance as of 3/31/15 of \$25,131.96 and a Money Market Account Balance of \$164,103.01. Total Assets are \$189,234.97 with Equity of the same amount.

All Condo fees are current. There are 5 Unit owners past due on water bills.

**OLD BUSINESS**

John Orr made a motion to have the necessary documentation prepared by our Legal Counsel to amend our Declaration and By Laws on 4 issues. The motion was seconded. Motion passed.

Discussion took place on which Board Members will present the items on the Agenda for the Unit Owners Meeting.

Case Bowen had a discussion with Guardian Water on the constant difference in the amount the Community is billed by Columbus and the amount billed to Unit Owners. More information is needed before the Board can formulate a plan to present to the Unit Owners.

Don Kraemer will coordinate the completion of the minor maintenance items with volunteers that will be needed to assist. Len to forward an E-mail requesting volunteers.

## NEW BUSINESS

Dave Smith made a motion to accept a proposal presented by the Landscaping Committee for annual plantings at the Entrance Way and the Clubhouse. Cost will be approximately \$290.00. Motion was seconded. Motion passed.

Len Pavuk made a Motion to adjourn to Executive Session was seconded. Motion passed.

Submitted by: Don Kraemer, Secretary.

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**GLENABBY CONDOMINIUM ASSOCIATION**

**ANNUAL MEMBERS' MEETING**

**APRIL 29, 2015, 7:00 P.M.**

Due notice having been given to all members of the time and place for the Annual Meeting to be held on April 29, 2015 for the purpose of electing two members to the Board of Directors, each of whom will serve a two year term, to review the status and financial condition of the Association and to take up other business that may be appropriate, the meeting was called to order by President Len Pavuk. In attendance were Denise Brown and Bob Bowen of Case Bowen together with all present Directors.

Four nominees for the two Board positions open due to terms of Sharon McDevitt and John Orr expiring were also present. They are Dick Epp, Dave Parshall, Sharon McDevitt and John Orr. There were no nominations from the floor.

The election was conducted with a brief presentation made by the 4 nominees. The vote counting was conducted by Denise Brown and Bob Bowen with Bob Mains representing the Unit Owners.

The Election Committee of 3 provided Len Pavuk with the results of the election. Sharon McDevitt and John Orr were re-elected as Board Members.

Sharon McDevitt welcomed, by name, 14 new Unit Owners to the community since the last Unit Owners Meeting. Those in attendance were recognized.

Don Kraemer reported that the Minutes of the 2014 Annual Meeting were approved in May of 2014 and are now posted on the new website.

Dave Smith provided financial information concerning Budget and Actual expenditures for review. The Reserve Study was discussed and the need to update it now that we have all 64 units occupied.

Dave also recognized Denise Brown for her negotiating a lower price for our Rumpke services and also for a lower rate from Guardian Water for their services.

With regard to the matter of income monies in excess of the Budget which the IRS deems to be taxable income, IRS having started to audit other Condo Associations and finding tax delinquencies, and several tax attorneys and accountants having been consulted, and pursuant to IRS requirements as to proper disposition of the excess, Dave Smith then submitted the following motion:

"I move that net income for the end of Fiscal Year 2014 be applied to 2015 Fiscal Year's Budget so it is not considered taxable income per IRS Ruling 70-604, 1970-29".

The motion was seconded. Motion passed.

Len Pavuk reviewed areas of improved communications with the Community since the last Annual Meeting. The present Board has opened their monthly meeting to the community. Also, the Minutes of the Monthly Board Meeting are provided on the new website. The Board also has refined the Rules Handbook that is now on the website.

There were 19 Unit Owner requests for project changes that were approved by the Board.

Len also reviewed the hiring of a Legal firm to represent our community, Kaman and Cusimano. As part of their services, Board Members are provided with unlimited 15 minute phone calls on Legal matters, free of charge. They have also reviewed our Articles and By-Laws and Declarations, also free of charge. This review came with 4 recommended changes that the Board is pursuing. A Vote of 75% approval by the community is needed to make the changes. The 4 issues were reviewed at the meeting.

A situation involving an unauthorized vehicle parked in the community was presented by Len. When he tried to have the vehicle towed, he found that the towing company needs approval by the community and proper signage posted before they can act. The documentation and posting the sign has been completed. A code number is provided to the Board and a different one to Case Bowen and must be provided with any request for removal of a vehicle. The towing company is Shamrock Towing.

A discussion of the Casto project involved updating where the different Committees' are in the process and the latest decisions. So far, the project for the zoning change is moving forward having been approved by the City of Columbus Planning Committee.

John Orr gave a review of the projects being reviewed for 2015. The largest is for asphalt work and addressing the cause of the asphalt problems. The numerous small jobs will be handled by a crew of volunteers coordinated by Don Kraemer. These jobs include down spout relocation and some minor painting and caulking.

Jim Pace provided an excellent presentation of the new website. All information on the site was reviewed and Jim answered all questions.

Barbara Epp and her Landscaping Committee were recognized for the excellent plantings that were part of the opening page of the website. The picture is of the entrance way to our complex.

Len commended the large turnout at the meeting. It was, by far, the largest turnout at a meeting of the community. There were 41 Unit owners present and 52 Unit owners voting.

Pam Haskett made a motion to adjourn the annual meeting. The motion was seconded. Motion passed.

Submitted by Don Kraemer, Secretary

GLENABBY CONDOMINIUM  
ORGANIZATIONAL MEETING MINUTES  
OF THE NEW BOARD ELECTED April 29, 2015  
May 5, 2015

Prior to the start of the Board Meeting, Shawn Tackett of State Farm met with the Board to review our policy coverages. The topic of deductibles involved in any claim filed with State Farm being the responsibility of the Unit owner was discussed at length. Additional information in Letter form will be presented to Unit owners to make sure they have appropriate coverage.

Len called the meeting to order. The meeting was called for the purpose of selecting the Officers for the new Board. Continuing Board member Len Pavuk, Dave Smith, Don Kraemer and the two newly elected Board Members, John Orr and Sharon McDevitt were present. The new members will serve a two year term, expiring in April of 2017. Also in attendance was Denise Brown of Case Bowen.

Don Kraemer moved that Len Pavuk be appointed President. The motion was seconded. Motion passed.

Sharon McDevitt moved that Don Kraemer be appointed Secretary. The Motion was seconded. Motion passed.

Don Kraemer moved that Dave Smith be appointed Treasurer. The motion was seconded. Motion passed.

Len Pavuk moved that John Orr and Sharon McDevitt be appointed Directors at Large. Motion seconded. Motion passed.

The Board agreed to continue the Monthly Board Meetings to be held on the 3rd Tuesday of each month at 1:30 p.m.

Len Pavuk moved the Organizational Meeting be adjourned. Motion was seconded. Motion passed.

Submitted by: Don Kraemer, Secretary



**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
May 19, 2015**

Board Members present: Len Pavuk - President, Dave Smith – Treasurer, Don Kraemer – Secretary and John Orr – Director at Large. Excused: Sharon McDevitt – Director at Large. Denise Brown of Case Bowen was also present.

There were two Unit Owners present.

John Phillips was seeking the latest development in the Casto project. Len brought him up to date concerning the latest Committee Hearings.

Jim Pace presented the Board with some changes to the Website that will occur shortly.

The Secretary presented the Minutes of the 4/21/15 Board Meeting for approval. There were no changes or additions to the Minutes. Dave Smith made a motion to approve the Minutes that was seconded. Motion passed.

The Secretary presented the Minutes of the 4/29/15 Annual Unit Owners Meeting for approval. There were no changes or additions to the Minutes. John Orr made a motion to approve the Minutes that was seconded. Motion passed.

The Secretary presented the Minutes of the 5/5/15 Organizational Meeting of the New Board for approval. There were some changes made to the Minutes. Don Kraemer made a motion to approve the Minutes with the changes made. The motion was seconded. Motion passed.

The Treasurer reported a Checking Account Balance as of 4/30/15 of \$20,034.52 and a Money Market Account Balance of \$167,040.79. Total Assets are \$187,075.31 with Equity of the same amount.

All Condo Fees are current. There were 2 Unit owners past due on water bills.

Don Kraemer made a motion to accept the Treasurers Report and the motion was seconded. Motion passed.

**OLD BUSINESS**

The Secretary presented the tabled Minutes of the 3/24/15 Board Meeting for approval. There were changes made to the Minutes. Len Pavuk made a motion to approve the corrected Minutes and the motion was seconded. Motion passed.

The Board received two bids for the asphalt work. Due to the high cost to do all the repairs, the Board will need to prioritize the areas to be fixed. John Orr made a motion to proceed with the review of the work and the motion was seconded. Motion passed.

The Board was finally presented with an explanation of why the total water charges from Columbus did not agree with the amounts billed by Guardian Water. A letter of explanation will be sent to the Community by Case Bowen. John Orr made a motion to have the letter drafted by Case Bowen. The motion was seconded. Motion passed.

Len Pavuk mentioned to the Board that the approval was given to Kaman and Cusimano to prepare the 6 changes to the Declarations and By Laws. These changes only needed Board approval and did not require Unit Owners consent.

#### NEW BUSINESS

Discussion took place concerning a change to our Contract with Case Bowen. Our Legal advised us that we should have authorized Signatures of Board Members on the Checking account in addition to Case Bowen. Suggested language was provided by Case Bowen and is being reviewed by Legal.

Reimbursement of \$103.30 for landscape material to Len Pavuk was presented for approval. Don Kraemer made a motion to approve the reimbursement and the motion was seconded. Motion passed.

Reimbursement of \$206.08 to the Landscaping Committee was presented for approval. Dave Smith made a motion to approve the reimbursement and the motion was seconded. Motion passed.

Reimbursement of \$71.57 in Administrative Supplies to Dave Smith was presented for approval. John Orr made a motion to approve the reimbursement and the motion was seconded. Motion passed.

Len Pavuk informed the Board that the papers and signage needed to have Shamrock Towing provide their services has been completed. Len made a motion to approve the process and the motion was seconded. Motion passed.

The Letter of Explanation of Insurance and Deductibles relating to Unit Owners drafted by John Orr was approved for distribution by Case Bowen. Dave Smith made a motion to approve distribution of the Letter and the motion was seconded. Motion passed.

The Board received two quotes for Termite Application for one Quad from ProGuard Pest Control and Terminix. ProGuard was considerably lower and was recommended to do the work providing a more detailed explanation of the process is provided. Don Kraemer made a motion to have ProGuard do the work providing the explanation of the preventive work is satisfactory. The motion was seconded. Motion passed.

John Orr made a motion to adjourn from the Monthly Board Meeting to Executive Session. The motion was seconded. Motion passed.

Submitted by Don Kraemer, Secretary.



**GLENABBY CONDOMINIUMS**  
**MONTHLY BOARD MEETING**  
**June 16, 2015**

Board Members Present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer – Secretary, and John Orr and Sharon McDevitt – Directors at Large. Denise Brown of Case Bowen was also present.

There were 9 Unit Owners present.

Community Input:

Pam Haskett presented a petition to the Board requesting an “Option” to have gates permitted on patios. An explanation of the petition took place at this time with other Unit Owners offering input. The current rules were discussed and the rationale for the current position was outlined to the attending group of Unit Owners by the Board.

Shaaron Fisher shared her discussions with representatives of the City of Columbus about extensive muddy water flowing into our pond from a discharge pipe. The pipe carries runoff water from Hamilton Road and properties nearby.

Shaaron Fisher also inquired about her spraying for weeds in the sidewalks and street. She also asked about trimming the two trees near the Community Center and who has the responsibility to do the trimming.

The Secretary presented the Minutes of the 5/19/15 Board Meeting for approval. There were changes made to the Minutes. Dave Smith made a motion to approve the Minutes with the changes made. The motion was seconded. The motion passed.

The Treasurer reported a Checking Account Balance as of 5/31/15 of \$9,393.11 and a Money Market Account Balance of \$169,606.24. The Total Assets are \$178,999.35 with Equity of the same amount.

All Condo Fees are current. There were 7 past due on water bills.

John Orr made a motion to accept the Treasurer’s Report and the motion was seconded. The motion passed.

**OLD BUSINESS**

Len Pavuk informed the Board that the Amendment to the Case Bowen Management Agreement has been completed. The Amendment will allow Board Members access to the Operating Checking Account with proper notice given Case Bowen. Dave Smith made a motion to move forward with the Amendment. The motion was seconded. The motion passed.

Don Kraemer reported that the volunteers that are involved in redirecting/extension of downspout water flow completed 73 of 120 downspouts installed on 10 Quads. The remaining did not need to be altered.

The painting/caulking has been delayed due to the weather.

John Orr will have a representative of Chemcote provide us with specifications on the asphalt work needed in the Community. This information will enable the Board to obtain bids from companies with the same detailed request so all bids are uniform.

The documents related to the changes to our Declarations are now ready to be signed by the President and Secretary with proper Notarization. The changes will bring our Declarations up to date with Article 5311. The changes do not require Unit Owner approval.

The changes to our Declarations that do require Unit Owner approval of 75% will be reviewed in more detail at an informational meeting for the Community to be held in the near future.

### **NEW BUSINESS**

A discussion took place about the number of dead Juniper trees and the cost to remove/replace/eliminate them. A representative from EMI will meet with Board Members, on site, to obtain more detailed information.

The need to update our Reserve Study is necessary due to completion of the Community and increasing costs to operate. It was proposed to move the updating of the study to next year so the cost can be included in the new budget.

The topic of delays in getting action items processed by Case Bowen was moved to the Executive Session.

Once the Addendums to the Declarations are completed and filed with the State, they will be posted on the Website. It will be up to anyone with a copy of the Original Declarations to make sure they keep the Addendums part of the Documentation package.

A question was asked about the amount being added to the water bill of \$7.83 and whether it represents the total amount due under ERUS or the additional amount we will be paying. Case Bowen will obtain the answer.

Documentation of the increase in the Deductible on our Insurance Policy from \$2500.00 to \$5000.00 has not been provided by State Farm to the Board. Case Bowen will obtain the information.

Dave Smith made a motion to adjourn to the Executive Session and was seconded. The motion passed.

Submitted by: Don Kraemer, Secretary

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**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
July 21, 2015**

Board Members present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer - Secretary, and Sharon McDevitt and John Orr - Directors at Large. Denise Brown of Case Bowen was also present.

There were 7 Unit Owners present.

Community Input:

Shaaron Fisher addressed the Board on the following:

1. The possibility of erecting address numbers at the street entrance of each Quad.
2. Who is responsible for trimming the two large trees by the Community Center? Low hanging limbs are over the sidewalks
3. She will be meeting with a representative of the EPA at 11:30 a.m. on 7/22/15 to discuss the muddy water runoff into our pond. She also informed that the algae on the pond is not a health issue.
4. She applied a weed killer to the sidewalks and streets and asked if she should continue to do so. (Len Pavuk stated that EMI will be performing this in the future.)

Joseph and Teresa Santillo presented to the Board the following:

1. The grass seed that Rockford planted along N. Hamilton Road has not taken root and needs replanted. Also, a tree needs to be staked upright as it is currently leaning at an angle.
2. A current resident is walking a dog that is not on a leash.
3. The possibility of erecting a sign stating “No Exit” at the entrance to their Quad. It is being used as a turnaround for people who think it is the way out of the neighborhood.

Pam Haskett presented the Board with Questions that were to be asked on behalf of residents.

1. Who is responsible for Liability on the patios? (Len Pavuk answered it is the Unit Owner)
2. The consideration for gates on the patios on an optional basis. (Len Pavuk again explained the background of establishing the policy/procedures for patio construction)
3. That Board Meetings be held later in the evening hours as people who would like to attend are working.(Len Pavuk explained that Monthly Board Meetings are for the Board...and attendance is extended to Unit Owners as a courtesy of the Board. There are 2 Semi-Annual Meetings for Unit Owners that are held during evening hours.)

The Secretary presented the Minutes of the 6/16/15 Board Meeting for approval. There were some changes that needed to be made to the Minutes. John Orr made a motion to approve the Minutes with the changes made and the motion was seconded. The Motion passed.

The Treasurer reported a Checking Account Balance as of 6/30/15 of \$11,381.21 and a Money Market Account Balance of \$172,187.94. The Total Assets are \$183,569.15 with Equity of the same amount.

All Condo Fees are current. There were 4 past due on water bills.

Sharon McDevitt made a motion to approve the Treasurers Report that was seconded. The motion passed.

#### OLD BUSINESS

The Petition presented by Pam Haskett at the 6/16/15 Board Meeting was discussed. Len Pavuk explained that the package given to those wanting a patio did not allow for gates on the patios. If the policy did not meet with the satisfaction of the Unit Owner, then they should not have signed the Agreement Document for having a patio.

Len asked the Board if there is a motion to discuss the Petition any further. There were none made.

Len explained that the Casto Project was moved forward by the Columbus City Council voting in its favor. A letter from the Corp of Engineers sent to many Unit Owners will be posted on the Website. A Casto Representative is trying to set up another meeting with the Community. Len is working to set a date but so far unsuccessfully.

An informational meeting will be held on 8/12/15 at 7:00 p.m. at the clubhouse to go over in detail the recommended 4 changes to our Declarations and By Laws. A representative from Kaman & Cusimano will attend.

A motion was made by John Orr to NOT INSTALL the last speed bump on Bridwell Lane. The motion was seconded. The motion was defeated by a vote of 3-2.

Dave Smith made a motion to accept the Bid from Chemcote Asphalt Paving for \$41,980.21 for asphalt repairs, crack filing and under drain work. The Motion was seconded. The Motion passed.

Dave Smith made a motion to remove the \$41,980.21 from the Reserve Fund to pay for the asphalt work. The motion was seconded. The motion passed.

We are still awaiting cost amounts from EMI for removal of dead trees and replacing with new ones.

#### NEW BUSINESS

Dave Smith made a motion to have the Reserve Study performed this year rather than next year. The motion was seconded. The motion passed.

The following reimbursements were made relating to Bingo prizes, flowers and office supplies:

Sharon McDevitt	\$18.28
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Bob Mains	\$99.00
Tom Fisher	\$15.03
Barbara Epp	\$15.47
Len Pavuk	\$132.47

Don Kraemer made a motion to approve the reimbursement amounts that was seconded. The Motion passed.

Dave Smith made a motion to adjourn to Executive Session that was seconded. The motion passed.

Submitted by: Don Kraemer, Secretary.

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REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
HUNTINGTON DISTRICT, CORPS OF ENGINEERS  
502 EIGHTH STREET  
HUNTINGTON, WEST VIRGINIA 25701-2070

JUL 07 2015

Regulatory Division  
North Branch  
LRH-1998-992-SCR-Rocky Fork Creek

### NOTICE OF PERMIT DECISION

To Whom It May Concern:

I refer to Public Notice LRH-1998-992-SCR, dated July 23, 2014, announcing an application by Casto, Inc. for a Department of the Army (DA) permit to discharge of dredged and/or fill material into discharge of dredged and/or fill material into 1.41 acres of wetlands in association with the construction of the Albany Park Northeast Residential Development Project. The project site is located within the watershed of watershed of Rocky Fork Creek (Latitude 40.08677N, Longitude 82.85265W), at the northeast intersection of Hamilton Road and State Route 161 in the City of Columbus, Franklin County, Ohio.

Evaluation of the DA permit application has been completed. The DA permit program includes a public interest review based on all relevant factors. The decision whether to authorize a proposal and, if so, the conditions under which it will be allowed to occur, are therefore determined by the outcome of this general balancing process, including a determination of compliance with the National Environmental Policy Act, the United States Environmental Protection Agency's Section 404(b)(1) Guidelines, Section 106 of the National Historic Preservation Act, and Section 7 of the Endangered Species Act.

Information obtained during the public notice comment period has been reviewed. The concerns expressed throughout the public interest review process have been addressed and the DA permit has been conditioned to minimize the adverse effects of the project on the public. It has been determined that the anticipated benefits outweigh all reasonably foreseeable detriments and that authorization for this proposal would not be contrary to the public interest. Therefore, a DA Section 404 Clean Water Act permit has been issued for the proposal.

If you have any questions, please contact the North Branch at 304-399-5210. Thank you for your input into our regulatory program.

Sincerely,

Ginger Mullins, Chief  
Regulatory Branch



- SR-23** 1802-2015 To authorize the Director of the Department of Development to enter into an Economic Development Agreement with Hamilton Crossing, LLC, Casto AP Residential, LLC, The New Albany Company, LLC, and Center State Enterprises, LLC, concerning the development of the site located adjacent to the N. Hamilton Road and the State Route 161 interchange; and to declare an emergency.
- SR-24** 1842-2015 To authorize the Director of Development to enter into a Memorandum of Understanding with the Stonehenge Company and with Norma F. Connett for fulfillment of Northeast Pay As We Grow requirements for property located at 5420 North Hamilton Road; and to declare an emergency.
- SR-25** 1843-2015 To authorize the Director of Development to enter into a Memorandum of Understanding with Lifestyle Communities for fulfillment of Northeast Pay As We Grow requirements for property located at 5440 Morse Road; and to declare an emergency.
- SR-26** 1847-2015 To establish the Polaris II TIF by removing certain parcels from the existing Polaris Tax Increment Financing Area by amending Ordinance 3106-96, and by declaring those additional certain other parcels to be a public purpose and exempt from taxation; to amend the definition of "Public Improvements" in Ordinance 3106-96; and to declare an emergency.
- SR-27** 1848-2015 To authorize the execution and delivery of an amendment, amendment and restatement, or original Tax Increment Financing Agreement in connection with establishment of the Polaris II TIF; and to declare an emergency.
- SR-28** 1849-2015 To approve and authorize the execution of a tax increment financing agreement between the City and Hallmark Dublin Road, LLC, to provide for the construction and financing of improvements within and around the Old Dublin Road tax increment financing area; and to declare an emergency.
- SR-29** 1937-2015 To authorize and direct the City Auditor to transfer \$10,826,118.55 within the General Fund; to authorize and direct the City Auditor to appropriate and transfer \$2,706,529.64 in cash from the Special Income Tax Fund to the General Fund; to authorize and direct the City Auditor to make payments totaling \$7,887,431.27 in accordance with the Jobs Growth Incentive (JGI) Program for the twenty-three (23) active and reporting JGI projects for which employers have met the requirements of their JGI agreements and thus are eligible to receive their payments for 2014; to authorize the expenditure of \$7,887,431.27 from the General Fund; and to declare an emergency. (\$7,887,431.27)
- SR-30** 1938-2015 To authorize and direct the City Auditor to make payments totaling \$2,938,687.28 in accordance with the Jobs Growth Incentive (JGI) Program for two (2) active and reporting JGI projects for which employers have met the requirements of their JGI agreements and

**Affirmative:** 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**A motion was made by Mills, seconded by Hardin, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**SR-21** 1767-2015

To authorize the Director of the Department of Development to sell and transfer by quitclaim deed 2 parcels, located on Livingston Avenue to Rickenbacker-Woods Technology Museum and Historic Park; to authorize the Director of the Department of Development to execute any and all necessary agreements for the use, operation, lease, and management of the Eddie Rickenbacker House; and to declare an emergency.

**A motion was made by Mills, seconded by Paley, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**SR-22** 1787-2015

To authorize the Director of the Department of Development to amend the Tax Increment Finance Agreement between the City and Grange Mutual Casualty Company in the Brewery District II TIF area so that the Agreement can be terminated; and to declare an emergency.

**A motion was made by Mills, seconded by Paley, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

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**SR-23** 1802-2015

To authorize the Director of the Department of Development to enter into an Economic Development Agreement with Hamilton Crossing, LLC, Casto AP Residential, LLC, The New Albany Company, LLC, and Center State Enterprises, LLC, concerning the development of the site located adjacent to the N. Hamilton Road and the State Route 161 interchange; and to declare an emergency.

**A motion was made by Mills, seconded by Page, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Shannon Hardin, Zach Klein, Michelle Mills, Jaiza Page, Eileen Paley, Priscilla Tyson, and Andrew Ginther

**SR-24** 1842-2015

To authorize the Director of Development to enter into a Memorandum of Understanding with the Stonehenge Company and with Norma F. Connett for fulfillment of Northeast Pay As We Grow requirements for property located at 5420 North Hamilton Road; and to declare an emergency.

**A motion was made by Mills, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

Property of Columbus.org



## **RECOMMENDED AMENDMENTS TO DECS. & BYLAWS**

### **OCCUPANCY RESTRICTION:**

Consider amending your documents to prohibit Tier III sexual offenders, formally classified as sexual predators, from residing on or entering onto the property.

As you may be aware, the Ohio Sex Offenders Act requires the county sheriff's department to notify communities of a registered Tier III sexual offender. The amendment is drafted so that the Association could take action as soon as it receives notification that a Tier III offender is living on the property. The restriction can apply to Tier II offenders but only if the court requires the county sheriff to notify the neighborhood of the Tier II offender's residency, which is not common.

### **COST OF ENFORCEMENT:**

Generally, under the American system of law, each party pays their own legal fees. In 1987, the Ohio Supreme Court issued an opinion that allows community associations to assess back legal fees incurred during a rule enforcement matter to the defaulting owner so long as the language is in the governing documents. While the language is in almost all of the Association documents which we represent, the requisite language is NOT in your documents.

Cost of enforcement would permit the assessing back all costs of enforcing the governing documents and/or rules to the violating unit owner. The other owners, who abide by the rules, should not have to cover the additional costs related to enforcement. More importantly, this provision acts as a strong deterrent to owners who may violate rules.

### **IDEMNIFICATION OF BOARD MEMBERS:**

Currently, the only indemnification provision is located in the Articles of Incorporation. Unfortunately, these can be cancelled if someone fails to keep the corporation's records updated with the Ohio Secretary of State's Office and we are aware of dozens of associations where this has happened. As a result, we strongly recommend that the Board propose an amendment to add an indemnification provision to the Bylaws, which cannot be cancelled.

### **PET RESTRICTION AND LIMITATIONS:**

Currently, the Glenabby rules and regulations limit pets to no more than two per unit and also places restrictions on dog breeds. In our experience, courts favor pet restriction and limitations on size and type of pet permitted to be amended into the Declarations and become a permanent restriction on each unit, part of the public record. We therefore recommend that the current rule on pets be amended into the Declarations to become a permanent requirement.

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
August 18, 2015**

Board Members present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer - Secretary, and Sharon McDevitt and John Orr - Directors at Large. Denise Brown of Case Bowen was also present.

There were 3 Unit Owners present.

Community Input:

John Phillips submitted a proposal to change the Monthly Board Meeting from the afternoon to the evening. This issue was addressed in the Minutes of the 7/21/15 Board Meeting when the issue was presented by Pam Haskett.

Pam Haskett asked the Board to reconsider the issue of gates on the patios and the Petition to the Board concerning the gates. These two issues were also addressed in the 7/21/15 Board Minutes under “OLD BUSINESS”.

Joseph and Teresa Santillo asked the Board to pursue Rockford to reseed the grass area near Hamilton Road. Denise Brown will contact Rockford. In addition, they continue to have vehicles using their driveways as a turnaround when motorists think the entrance is the way out of the community. John Orr will pursue the handling of obtaining and erecting a sign to direct traffic out of the community.

The Secretary presented the Minutes of the 7/21/15 Board Meeting for approval. There were no additions or changes made. Sharon McDevitt made a motion to approve the Minutes that was seconded. The motion passed.

The Treasurer reported a Checking Account Balance as of 7/31/15 of \$6,378.99 and a Money Market Account Balance of \$174,766.91. The total Assets are \$181,145.90 with Equity of the same amount.

All Condo Fees are current.

There were 7 past due on water bills.

The July Financial Statements presented by Case Bowen had entries that the Treasurer needs to discuss in detail with Case Bowen. The Board will be brought up to date at the next Board Meeting.

Sharon McDevitt made a motion to approve the Treasurer’s Report that was seconded. Motion Passed.

**OLD BUSINESS**

The informational meeting on the Amendments to our Declarations and By Laws held by Jeff Kaman was well presented by Jeff and also well attended. There were 29 Approvals obtained at

the meeting and 6 additional Approvals were mailed to Case Bowen. 48 approval votes are needed to move forward.

The Board will meet in a planning session to formalize a plan to obtain the remaining signatures needed.

Len Pavuk, once again, went over the reporting procedures for violations. Case Bowen is to be contacted, not a Board Member, when any violation or complaint is to be reported. Any Board Member receiving such a call will ask the caller what Case Bowen had to say about the matter

The Asphalt repair work should be completed in September, subject to weather conditions.

The backflow valves were tested again and valve #2 needs to be replaced. Valve #1 was replaced last year.

The repair to the fence at 5321 Bridwell Lane will be pursued by Denise Brown with Rockford

The cost of 100.00 for the speed bump and the 300.00 for striping was approved by the Board via Email on 7/23/15

The Reserve Study update will cost \$1800.00 and be accomplished in September. Don Kraemer made a motion to approve updating the Reserve Study at a cost of \$1800.00 that was seconded. The motion passed.

Dave Smith made a motion to pay the \$1800.00 from the Reserve Fund for updating the Reserve Study. The motion was seconded. The motion passed.

Don Kraemer made a motion to trim the dead limbs and cut down the dead Arborvitae trees and live with the result until next year. The motion was seconded. The motion passed.

The volunteers on the downspout and painting projects were acknowledged by the Board for the substantial savings on the work completed. The crews extended or redirected 107 downspouts of the 195 in the community. This will eliminate the washing away of mulch in the planting areas. In addition, 8 unit owners' garage vertical trim and porch support columns were painted as well as 8 additional unit owners' having much needed caulking done. The personnel involved were:

Len Pavuk  
Dave Smith  
Tom McDevitt  
Don Kraemer  
Tom Fisher  
John Gentry

## NEW BUSINESS

The following reimbursements were made:

Jeannette Pavuk	\$98.62	Meat & Bread for the picnic.
Len Pavuk	\$54.74	Printing of Declaration and By Law changes.
Sharon McDevitt	\$ 6.45	Plates & napkins for the picnic

Don Kraemer                      \$474.77                      Downspout material and paint & caulking.

John Orr made a motion to approve the reimbursements that was seconded. The motion passed.

The Social Committee was recognized for the excellent work on the picnic outing. The event was well attended. The hard working crew are:

Sharron Fisher  
Jeannette Pavuk  
Sharon McDevitt  
Audrey Kraemer  
Pat Huggard  
Pam Haskett  
Sue Allen  
Tara Lamson  
Bob Mains

Dave Smith made a motion to adjourn to Executive Session that was seconded. The motion passed.

Submitted by: Don Kraemer, Secretary

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**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
September 15, 2015**

Board Members present: Len Pavuk – President, Don Kraemer - Secretary, and Sharon McDevitt and John Orr - Directors at Large. Denise Brown of Case Bowen was also present. Excused – Dave Smith – Treasurer.

There were 2 Unit Owners present.

Community Input:

Pam Haskett, speaking for various Unit Owners questioned why the Board has not notified the Community about the request for gates being an option for patios. It was explained to Pam that the issue was addressed by the Board on two occasions.

In the Minutes of the Board Meeting of 7/21/15, the issue was answered by Len Pavuk on page #1. The issue of the Petition was addressed on page #2 under “OLD BUSINESS”

The second occasion appears in the Minutes of the Board Meeting of 8/18/15 which directs Pam to the issues addressed in the 7/21/15 Minutes.

After some discussion about the lack of availability to access the 7/21/15 Board Minutes on the Website, Jim Pace indicated he would look into what the problem is in obtaining them on the Website and correct it.

Jim Pace addressed the Board on the issue of having Sunflower plants removed from their mulch beds. Len Pavuk explained that Sunflower plants are not permitted and have been removed from approximately 8 different Unit Owner mulch beds. After discussion on the issue and the lack of more detailed information in the Community Rules, it was determined that Jim would see if there is a way to explain the policy in a better way and present any suggestions to the Board at a future Board Meeting.

The Secretary presented the Minutes of the 8/18/15 Board Meeting for approval. There were no additions or changes made. Sharon McDevitt made a motion to approve the Minutes that was seconded. The motion passed.

The Treasurer Report was presented by Len Pavuk, President. The Checking Account Balance as of 8/31/15 was \$8,235.97 and a Money Market Account Balance of \$177,348.61. The Total Assets are \$185,584.58 with Equity of the same amount.

All Condo Fees are current. There are four Unit Owners not current with their water bills. To be discussed at Executive Session.

Len Pavuk made a Motion to approve the Treasurers report that was seconded. The motion passed.



## OLD BUSINESS

Len Pavuk made a motion to remove the \$400.00 from the Reserve Fund to pay for the Speed Bump and the Striping. The motion was seconded. The motion passed.

Len Pavuk made a motion to remove \$1,080.00, the Retainer for updating the Reserve Study, from the reserve Fund. The motion was seconded. The motion passed.

John Orr made a motion to reimburse Don Kraemer for the \$85.07, the cost of Rose Bushes and Topsoil for 5321 Bridwell Lane. The motion was seconded. The motion passed.

Members of the Board will meet with the person doing the Reserve Study update on October 8<sup>th</sup> at 10:00 a.m. in the Clubhouse.

The replacement of the Backflow Valve will be done on 9/17/15 at a cost of \$625.00.

The asphalt repair project will be done within the next 2 weeks.

## NEW BUSINESS

Barbara Epp of the Landscaping Committee requested a sum less than \$50.00 for a Mum filled pot and Pumpkin for placement at the entrance to the Clubhouse. Don Kraemer made a motion to approve the expense that was seconded. The motion passed.

The Social Committee has requested approval for funds to pay for a Community Pizza party. John Orr made a motion to approve the request that was seconded. The motion passed.

The Fall Unit Owners Meeting will be held on October 28<sup>th</sup> at 7:00 p.m. in the Clubhouse.

The Board will meet on September 29<sup>th</sup> at 1:30 p.m. in the Clubhouse for a planning session.

Sharon McDevitt made a motion to adjourn to Executive Session that was seconded. The motion passed.

Submitted by: Don Kraemer, Secretary

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GLENABBY CONDOMINIUM  
SPECIAL MEETING  
SEPTEMBER 23, 2015

Board Members present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer – Secretary & John Orr – Director at Large. Excused: Sharon McDevitt – Director at Large

All Board Members agreed to waive the 3 day notification to have a Special Meeting as required in the Declarations, Article IV, Section 9, Special Meetings.

Len Pavuk advised the Board of his discussions with our attorney Jeff Kaman about adding additional money to a contract that was already signed. Jeff said we would need to wait until the next Board Meeting to do so. A signed contract is a signed contract for a specific amount and any change requires Board approval.

Len mentioned that we do not have the time to wait as the Contractor is on site for only a few days. Jeff offered that it was possible to have a Special Meeting called if all Members of the Board present agreed to waive the requirement of a 3 day notice for the meeting.

Discussions took place about the situation concerning whether to honor the Contract signed and do not add any additional asphalt work or amend the Contract to include the additional work at a cost of \$1400.00.

John Orr made a motion to approve adding additional asphalt work at 5254 Bridwell Lane at a cost of \$1400.00. The motion was based upon the Boards' commitment listed in the Executive Session Minutes of 8/18/15. The motion was seconded. The motion passed 3-1.

John Orr made a motion to meet with Mr. & Mrs. Holm to explain in detail the process in arriving at the decision made by the Board. Two Board members will attend the meeting. The motion was seconded. The motion passed.

Dave Smith made a motion to remove the \$1400.00 from the Reserve Fund that was seconded. The motion passed.

John Orr made a motion to adjourn the Special Meeting that was seconded. The motion passed.

Submitted by: Don Kraemer, Secretary \_\_\_\_\_

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
OCTOBER 20, 2015 1:30 PM**

Board members present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer, Secretary and John Orr and Sharon McDevitt, Directors at Large. Denise Brown of Case Bowen was also present.

There was one Unit Owner present.

**Community Input:**

Jim Pace inquired about installation of a weather station mounted on a pole and where it might be authorized. He explained that it will be used for information on the website. After discussion of various sites, some not available due to getting no signal, it was determined for Jim to submit a request with his recommendations, after reviewing various sites, and the Board will consider the request.

The Secretary presented the Minutes of the 9/15/15 Board Meeting for approval. There were no additions or changes made. Sharon McDevitt made a motion to approve the Minutes that was seconded by John Orr. The motion passed 5-0.

The Secretary presented the Minutes of the Special Meeting of 9/23/15 for approval. There were no additions or changes made. John Orr made a motion to approve the Minutes that was seconded by Sharon McDevitt. The Motion passed 5-0.

The Treasurer reported a Checking Account balance as of 9/30/15 of \$9,413.47 and a Money Market Account balance of \$179,926.98. The Total Assets are \$189,340.45 with Equity of the same amount.

All Condo Fees are current. There were two Unit Owners past due on water bills. Don Kraemer made a motion to approve the Treasurers Report that was seconded by Sharon McDevitt. The motion passed 5-0.

**OLD BUSINESS**

All asphalt work that was to be done has been completed. The only remaining item is replacing the curb that was removed while doing the work near 5271 Abby Gate Ave. The Contractor will see that it is repaired. The Restoration of the grass will be done at our expense in the spring. Don Kraemer made a motion to pay the invoice for \$43,780.21 for the asphalt work that was seconded by Dave Smith. The motion passed 5-0.

Len Pavuk reported that contracts need to be signed for 2016 with EMI, for both landscaping and snow removal, Rumpke for trash and Case Bowen. The Documentation for State Farm on the new insurance premium needs to be obtained.

John Orr made a motion to approve the landscaping contract with EMI for 3 years at a 1.5% annual increase each year. Dave Smith seconded. The motion passed 5-0.



The following invoices were presented for payment approval:

Len Pavuk	\$12.74 Amendments
Len Pavuk	\$12.90 Paper
Barbara Epp	\$54.18 Pot and plants

John Orr made a motion to approve payment that was seconded by Dave Smith. Motion passed 5-0.

#### NEW BUSINESS

The topic of the Community not having FHA approval was discussed pro and con. The FHA approval would cost approximately \$1400.00 every two years to retain the approval. Dave Smith made a motion to revisit this topic at a later date that was seconded by Don Kraemer. The motion passed 5-0.

The 1 year rate of 1% on our Money Market account is being reduced to .75%. We have been offered a 1 year CD by CFBank at a rate of 1.05%. Don Kraemer made a motion to remove \$100,000.00 from the Money Market account and place it in a 1 year CD at a rate of 1.05%. John Orr seconded. The motion passed 5-0.

The Agenda for the Fall Meeting was provided by Len. Various topics were given to the Board Members for presentation at the meeting.

Don Kraemer made a motion to remove the entry "Pre Paid Income" from the Budget process. Sharon McDevitt seconded. The motion passed 4-1.

The issue of using the funds from the "CHOICE" program for social functions was discussed with Kaman and Cusimano by Len Pavuk. Len was advised that "legally" we would probably prevail in Court but "Ethically" we should probably not do so. Don Kraemer made a motion to not use the "CHOICE" funds for social functions. There was not a second. The motion is not acted upon due to a lack of a second.

A review of the updated Reserve Study resulted in the need to talk to the company about necessary changes. The Board will have a conference call with the company.

Don Kraemer made a motion to approve a "NO OUTLET" sign to be erected at Bridwell Lane and Abby Gate Ct. The motion was seconded by Dave Smith. The motion passed. 5-0.

Dave Smith made a motion to adjourn to Executive Session that was seconded by Sharon McDevitt. The motion passed 5-0. The time was 4:05p.m.

Submitted by Don Kraemer – Secretary

Don Kraemer

11/17/15

**GLENABBY CONDOMINIUM  
FALL INFORMATIONAL MEETING FOR UNIT OWNERS  
OCTOBER 28, 2015**

Len Pavuk, President called the meeting to order at 7:00p.m. The Board Members present, in addition to Len, were Dave Smith, Treasurer, Don Kraemer, Secretary and John Orr and Sharon McDevitt, Directors at Large. Denise Brown of Case Bowen was also present.

Len acknowledged the excellent work done by the Social Committee. The members are:

Shaaron Fisher (Chairperson)	Audrey Kraemer
Bob Mains	Pam Haskett
Sharon McDevitt	Jeannette Pavuk
Jenny Holm	Pat Huggard
Sue & Andi Allen	

The Landscaping Committee was also acknowledged for their beautification of the community. They are:

Barbara Epp (Chairperson)	Dick Epp
Dave & Becky Smith	Sandy Kloeb
Lori Ramey	

The Downspout & Painting Committee was also acknowledged for the cost savings for the community. The members of the "now dissolved" committee are:

Don Kraemer (Chairman)	Len Pavuk
Dave Smith	Tom McDevitt
John Gentry	Tom Fisher

The Website Committee consisting of Jim and Linda Pace was also praised for their excellent work.

Len provided the number of Improvement Requests approved by the Board in 2015 by category:

26 Landscape	6 patios
2 Porch Extensions	5 Retaining Walls
2 Window Replacements	5 Miscellaneous

The situation of Unit Owners calling Board Members with issues or complaints instead of Case Bowen was mentioned by Len Pavuk. We pay Case Bowen to manage the Community and calls should be directed to them. Calling a Board Member only delays getting the issue resolved.

Jim and Linda Pace brought the Community up to date on some minor changes to the Website as well as a new addition, a weather report. Numerous questions were answered by Jim and Linda concerning statistics on user access. Linda discussed the Newsletter and asked for interested parties for the "Glen Ten" portion of the Newsletter.

The Secretary noted that the Minutes of the April 29, 2015 Annual Meeting as well as the Minutes of the October 30, 2014 Fall Meeting have been posted to the Website.

Don Kraemer reviewed the changes to our By Laws and Declarations that were recommended by our attorneys, Kaman and Cusimano.

The first group consisted of 6 changes that needed only approval by the Board. These changes were made and filed with Franklin County on 7/13/15. The changes were posted on the Website and a hard copy was sent to every Unit Owner.

The second group consisted of 4 Amendments that required an affirmative vote of 75% of Unit Owners to approve passage.



The Unit Owners came through with a very positive response for approval with 55 of 64 unit owners voting "In Favor" of the Amendments. This is 86% approval for the Amendments (Note: The remaining 9 Unit Owners did not bother to vote.) The Amendments are now being prepared by Legal and when signed by the Board will be filed in Franklin County, entered on the Website and a hard copy sent to all Unit Owners.

Dave Smith, Treasurer provided all in attendance with a copy of the Balance Sheet as of 9/30/15 as well as a copy of the tentative Budget for 2016.

Dave highlighted events in 2015 that affected our exceeding the 2015 Budget. The Clubhouse water issue, replacing a fire hydrant, treating a Quad for a termite problem and replacing backflow valves were the main items.

Dave also reported that the 1 year rate on our Money Market Account of 1% is being reduced to .75%. We have been offered a 1 year CD at a rate of 1.05%. The Board has approved moving \$100,000.00 from our Money Market Reserve Account to a 1 year CD at 1.05%. The Money Market Account will continue at .75% and any increase in rates will be passed along to us.

The update to our Reserve Study is now complete thru 2035 reflecting a tentative monthly increase of \$15.00 from \$185.00 to \$200.00. Dave reviewed the highlights and the resulting increases to the Reserve Account and the Operating Account.

John Orr cited the improvements made to our asphalt and the Reserve Study providing for additional asphalt work in the next 2 years. John also presented information from the Reserve Study for Painting all Quads over 4 years, starting in 2016 at a rate of 5 per year.

John highlighted the installation of two signs to aid visitors to our community. One, a directional sign showing where to exit the community posted at Bridwell and Abby Gate Ave. The second is a "no outlet" sign posted at Bridwell and Abby Gate Ct.

Sharon McDevitt welcomed the arrival of 4 new Unit Owners. They are:

Roger & Cia Gray  
Rod & Jenny Holm  
Brian & Jackie Nicholson  
Ed Popper

Sharon also provided information on rental of the Clubhouse for 2015. There were 18 Unit Owners providing \$360.00 to our Budget by these rentals, the most in any year.

There were discussions on various matters at the end of the meeting which adjourned at approximately 8:15 p.m.

Submitted by Don Kraemer, Secretary

Don Kraemer

11/17/15

## CHECKBOOK

Date: 10/01/15 thru 10/31/15

Bank account #: 01 USB Ckg #9

Cleared items have "\*" next to them

Item	Date	Reference	Amount	Balance
		Beginning Balance		9,413.47
Deposit	*	10/01/15 Lockbox cash receipts	555.00	9,968.47
Deposit	*	10/01/15 Lockbox cash receipts	185.00	10,153.47
CK# 1712	*	10/01/15 THE CASE BOWEN COMPANY	1,200.00CR	8,953.47
Deposit	*	10/02/15 Lockbox cash receipts	185.00	9,138.47
Deposit	*	10/02/15 Lockbox cash receipts	370.00	9,508.47
Deposit	*	10/05/15 Direct debit	3,982.35	13,490.82
Deposit	*	10/05/15 Lockbox cash receipts	370.00	13,860.82
Deposit	*	10/05/15 Lockbox cash receipts	370.00	14,230.82
Deposit	*	10/06/15 Lockbox cash receipts	555.00	14,785.82
Deposit	*	10/07/15 Lockbox cash receipts	740.00	15,525.82
CK# 1713	*	10/08/15 RUMPKE WASTE INC	765.58CR	14,760.24
CK# 1714	*	10/08/15 ABCO FIRE PROTECTION INC	161.00CR	14,599.24
CK# 1715	*	10/08/15 GLENABBY CONDO ASSOC	2,432.00CR	12,167.24
CK# 1716	*	10/08/15 THE WATERWORKS CO INC	668.48CR	11,498.76
Deposit	*	10/09/15 Owner cash receipts - 258	185.00	11,683.76
Deposit	*	10/10/15 Lockbox cash receipts	185.00	11,868.76
Deposit	*	10/13/15 Lockbox cash receipts	370.00	12,238.76
Deposit	*	10/14/15 Lockbox cash receipts	370.00	12,608.76
Adjustmnt	*	10/14/15 10/15 Paymt Fr Guardian	2,381.27	14,990.03
CK# 1717	*	10/15/15 AMERICAN ELECTRIC POWER	40.73CR	14,949.30
CK# 1718	*	10/15/15 COLUMBIA GAS OF OHIO INC	27.71CR	14,921.59
CK# 1719	*	10/16/15 COLUMBUS CITY TREASURER	2,568.62CR	12,352.97
Deposit	*	10/20/15 Lockbox cash receipts	370.00	12,722.97
CK# 1720	*	10/20/15 STATE FARM INSURANCE INC	3,669.48CR	9,053.49
CK# 1721	*	10/21/15 ENVRONMENTAL MGMT SERVICE	1,725.39CR	7,328.10
CK# 1722		10/21/15 JOHN MCELFRISH	130.00CR	7,198.10
CK# 1723	*	10/21/15 AMERICAN ELECTRIC POWER	306.31CR	6,891.79
Deposit	*	10/22/15 Lockbox cash receipts	185.00	7,076.79
CK# 1724		10/22/15 BARBARA EPP	54.18CR	7,022.61
CK# 1725	*	10/22/15 LEN PAVUK	25.64CR	6,996.97
CK# 1726	*	10/22/15 THE CASE BOWEN COMPANY	33.67CR	6,963.30
Adjustmnt	*	10/23/15 GLENABBY CONDO ASSOC	45,580.21	52,543.51
Deposit	*	10/26/15 Lockbox cash receipts	185.00	52,728.51
Deposit	*	10/27/15 Lockbox cash receipts	185.00	52,913.51
Deposit	*	10/28/15 Lockbox cash receipts	185.00	53,098.51
Deposit	*	10/28/15 Owner cash receipts - 259	40.00	53,138.51
Deposit	*	10/29/15 Lockbox cash receipts	370.00	53,508.51
Deposit	*	10/29/15 Lockbox cash receipts	925.00	54,433.51
Deposit	*	10/30/15 Lockbox cash receipts	555.00	54,988.51



CHECKBOOK

Date: 10/01/15 thru 10/31/15  
Bank account #: 01 USB Ckg #9  
Cleared items have "\*" next to them

Item	Date	Reference	Amount	Balance
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Current checkbook balance: 54,988.51  
Current G/L balance: 54,988.51

Property of glenabby.org





**SNOW AND ICE REMOVAL SPECIFICATIONS**

**ATTENTION ALL RESIDENTS**

As we all know, snow and ice are a fact of life in Ohio. When temperatures and snow start falling, everyone must proceed a little more cautiously as dangerous conditions may lurk anywhere and everywhere. At the same time, we want to make sure you are aware of the specifications the Board has adopted for snow and ice removal.

As is standard for Associations throughout our area, we have a snow plow contract that calls for snow to be plowed when it exceeds 3 inches. Due to the limited available space, the snowplow contractor may at times push the snow into the non-assigned parking spaces from the driveways. There is no other feasible area to put the snow.

The Association retains a contractor to shovel snow from sidewalks and porches as circumstances warrant. The contractor does use salt but sparingly so. Please note, however, that salt does NOT instantly melt ice and its effectiveness is very limited as temperatures drop below 20 degrees. You are urged to take care and be mindful that slippery ice and snow may exist anytime temperatures drop below 40 degrees.

These specifications will address most, not all, winter conditions and hazards. The Association does not guarantee or promise protection against such hazards. Your care and attention to the conditions that exist is, therefore, necessary to insure your safety while on the property. Snow and ice are a fact of life in Ohio.

Sincerely Yours,

The Board of Directors

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING**

**November 17, 2015**

**1:30 p.m.**

Board Members present: Len Pavuk – President, Dave Smith – Treasurer, Don Kraemer – Secretary, John Orr & Sharon McDevitt – Directors at Large, Denise Brown of Case Bowen was also present.

There were 2 Unit owners present.

**Community Input:**

Jim Pace presented a proposal to install a weather station, mounted on a pole, located nearby his residence at 6251 Abby Gate Ct. The system will be constructed by Jim and will be utilized by the Community through the website. The request was approved by the Board in the Executive Session held today.

John Phillips of 6255 Abby Gate Ct. offered a proposal to further help navigate visitors to our Community to the specific address they are seeking without constantly driving around to find it. The signs, initially four, would be mounted on existing street sign poles with the possible need to add an additional sign post. The Board authorized John to research the project and report back to the Board with information on size, material, color, design and cost. The Board would then consider the final presentation.

The Secretary presented the Minutes of the 10/20/15 Board Meeting for approval. There were no additions or changes made. John Orr made a motion to approve the Minutes that was seconded by Sharon McDevitt. The Motion passed 5-0.

The Secretary presented the Minutes of the Fall Informational Meeting for Unit Owners for approval. There were changes made to the Minutes submitted. Dave Smith made a Motion to approve the corrected Minutes that was seconded by Sharon McDevitt. The motion passed 5-0.

The Treasurer reported a Checking Account Balance as of 10/31/15 of \$54,988.51 and Money Market Account Balance of \$36,896.75. A new 12 month CD was created with a balance of \$100,000.00. The Total Assets are \$191,885.26 with Equity of the same amount.

All Condo Fees are current. There were 6 Unit Owners past due on water bills.

Don Kraemer made a motion to approve the Treasurers Report that was seconded by John Orr. The motion passed 5-0

**OLD BUSINESS**

The Snow Removal Contract with EMI was presented by Len Pavuk for approval. Don Kraemer made a motion to approve the Contract that was seconded by Sharon McDevitt. The motion passed 5-0.

It was determined that there was nothing to consider on the Rumpke Contract for 2016 as we signed a 3 year contract last year.

The Treasurer submitted the final Budget for approval. John Orr made a motion to approve the Budget that was seconded by Sharon McDevitt. The motion passed 5-0.

Denise Brown will forward a letter to the Unit Owners providing information on the Condo Fees and Budget information for 2016, accompanied by methods of making payments.

NEW BUSINESS

The Board received 3 bids to repair a fire hydrant in the amount of \$1,239.92, \$1,084.10 and \$550.00. Don Kraemer made a motion to approve the \$550.00 bid that was seconded by Sharon McDevitt. The motion passed. 5-0.

Sharon McDevitt made a motion to adjourn to Executive Session that was seconded by John Orr. The motion passed 5-0.

Submitted by: Don Kraemer, Secretary

*Don Kraemer* 11/17/15

Property of glenabby.org



**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
DECEMBER 15, 2015  
1:30 p.m.**

Board Members present: Len Pavuk – President, Don Kraemer – Secretary, John Orr & Sharon McDevitt – Directors at Large. Denise Brown of Case Bowen was also present.

2 Unit owners were present.

**Community Input:**

John Phillips of 6255 Abby Gate Ct. reported that due to a number of circumstances needing his attention, he was unable to put the time into gathering the information needed for the address signage project. He hopes to have it after the first of the year.

Len Pavuk informed the Board of an E-Mail sent by Dave Smith resigning from the Board effective 12/14/15.

The Secretary presented the Minutes of the 11/17/15 Board Meeting for approval. There were corrections made to the Minutes. Sharon McDevitt made a motion to approve the Minutes, as corrected, that was seconded by John Orr. The motion passed 4-0.

Len Pavuk presented the Treasurers report. The Checking Account Balance as of 11/30/15 was \$14,101.47 and the Money Market Account balance was \$39,360.82. The Interest on the \$100,000.00 CD was \$115.08 for a total Asset Amount of \$153,577.37 with Equity of the same amount.

All Condo Fees are current. There were 8 past due on water bills.

Don Kraemer made a motion to approve the Treasurers Report that was seconded by John Orr. The motion passed 4-0.

**OLD BUSINESS**

The completed documents are now in possession of the Board for the 4 Amendments to our Declarations. The President and Secretary need to have them executed in front of a Notary Public.

The completed update of our Reserve Study presented a couple of questions concerning roof drip edge and construction wrap material that need clarification. A follow-up will be done by Case Bowen.

The repairs to the Patio fence at 5321 Bridwell Lane are partially complete. Case Bowen to follow up with Rockford to finish the repairs.

Case Bowen to follow up for the new signage required for towing cars from the complex.



**NEW BUSINESS**

The proposal submitted by Ahlum & Arbor for treatment of the trees was discussed. John Orr made a motion to table the issue until next year that was seconded by Sharon McDevitt. The motion passed 4-0.

The Board acknowledged the following for their participation in installing the "Snow Stakes".

Len Pavuk  
Don Kraemer  
John Orr  
Tom McDevitt

Tom Fisher  
Ed Popper  
Dick Epp

As usual, The Social Committee did an outstanding job in arranging the Christmas gathering. There were over 30 people who attended with plenty of food provided by those in attendance. Christmas Carols were sung by all accompanied by Linda Pace playing the Flute and Jim Pace playing the Ukulele. Bob Mains, once again, contributed prizes for the winners of a drawing. The gift exchange was enjoyed by all. A great night that carried well into the evening.

Sharon McDevitt made a motion to adjourn to Executive Session that was seconded by John Orr. The motion passed 4-0. The time was 2:40 p.m.

Submitted by Don Kraemer, Secretary

*Don Kraemer*

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## CHECKBOOK

Date: 12/01/15 thru 12/31/15

Bank account #: 01 USB Ckg #9

Cleared items have "\*" next to them

Item	Date	Reference	Amount	Balance
		Beginning Balance		14,101.47
Deposit *	12/01/15	Lockbox cash receipts	185.00	14,286.47
Deposit *	12/01/15	Lockbox cash receipts	555.00	14,841.47
CK# 1744 *	12/01/15	THE CASE BOWEN COMPANY	1,200.00CR	13,641.47
Deposit *	12/02/15	Lockbox cash receipts	370.00	14,011.47
Deposit *	12/02/15	Lockbox cash receipts	185.00	14,196.47
Deposit *	12/02/15	Owner cash receipts - 262	185.00	14,381.47
Deposit *	12/03/15	Lockbox cash receipts	185.00	14,566.47
Deposit *	12/04/15	Lockbox cash receipts	185.00	14,751.47
Deposit *	12/04/15	Lockbox cash receipts	185.00	14,936.47
Deposit *	12/04/15	Lockbox cash receipts	185.00	15,121.47
Adjustmnt *	12/04/15	3rd Qtr Cable Revenue	477.61	15,599.08
Deposit *	12/05/15	Direct debit	3,885.00	19,484.08
Deposit *	12/07/15	Lockbox cash receipts	555.00	20,039.08
Deposit *	12/08/15	Lockbox cash receipts	925.00	20,964.08
CK# 1745 *	12/08/15	RUMPKE WASTE INC	484.12CR	20,479.96
CK# 1746 *	12/09/15	ENVIRONMENTAL MGMT SERVICE	1,333.01CR	19,146.95
CK# 1747 *	12/09/15	GLENABBY CONDO ASSOC	2,432.00CR	16,714.95
Deposit *	12/10/15	Lockbox cash receipts	185.00	16,899.95
Deposit *	12/11/15	Lockbox cash receipts	185.00	17,084.95
Deposit *	12/14/15	Lockbox cash receipts	185.00	17,269.95
Deposit *	12/14/15	Owner cash receipts - 263	185.00	17,454.95
CK# 1748 *	12/16/15	DON KRAEMER	11.46CR	17,443.49
CK# 1749 *	12/16/15	JOHN ORR	18.36CR	17,425.13
CK# 1750 *	12/16/15	AMERICAN ELECTRIC POWER	33.13CR	17,392.00
CK# 1751 *	12/16/15	COLUMBUS CITY TREASURER	3,133.13CR	14,258.87
CK# 1752 *	12/16/15	COLUMBIA GAS OF OHIO INC	44.22CR	14,214.65
Adjustmnt *	12/16/15	12/15 Payment Fr Guardian	2,213.92	16,428.57
Deposit *	12/21/15	Lockbox cash receipts	200.00	16,628.57
Deposit *	12/21/15	Lockbox cash receipts	795.00	17,423.57
CK# 1753 *	12/21/15	THE CASE BOWEN COMPANY	318.02CR	17,105.55
CK# 1754 *	12/21/15	BENCHMARK ROOFING	650.00CR	16,455.55
CK# 1755 *	12/21/15	ENVIRONMENTAL MGMT SERVICE	752.50CR	15,703.05
CK# 1756 *	12/21/15	KAMAN & CUSIMANO, LLC	190.00CR	15,513.05
Deposit *	12/22/15	Lockbox cash receipts	200.00	15,713.05
CK# 1757 *	12/22/15	AMERICAN ELECTRIC POWER	304.57CR	15,408.48
Deposit *	12/28/15	Lockbox cash receipts	400.00	15,808.48
Deposit *	12/29/15	Lockbox cash receipts	200.00	16,008.48
Deposit *	12/29/15	Lockbox cash receipts	600.00	16,608.48
Deposit *	12/29/15	Owner cash receipts - 264	20.00	16,628.48

CHECKBOOK

Date: 12/01/15 thru 12/31/15  
Bank account #: 01 USB Ckg #9  
Cleared items have "\*" next to them

Item	Date	Reference	Amount	Balance
Deposit	* 12/30/15	Lockbox cash receipts	600.00	17,228.48
Deposit	* 12/30/15	Lockbox cash receipts	385.00	17,613.48
Deposit	* 12/31/15	Lockbox cash receipts	200.00	17,813.48
Deposit	12/31/15	Lockbox cash receipts	185.00	17,998.48

Current checkbook balance: 17,998.48  
Current G/L balance: 17,998.48

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